

AGENDA

**PLANNING & ZONING COMMISSION REGULAR MEETING
TUESDAY, FEBRUARY 5, 2013 – 3:30 PM
McALLEN MUNICIPAL BUILDING, 1300 HOUSTON AVENUE
CITY COMMISSION CHAMBERS, 3RD FLOOR**

CALL TO ORDER – LEONEL GARZA III, CHAIRPERSON

1) MINUTES:

- a) Minutes for Regular Meeting held on January 16, 2013.

2) SITE PLANS:

- a) Proposed Lone Star National Bank No. 2 Subdivision – 3605 Buddy Owens Boulevard **(SPR2012-0026)** QHA
- b) Proposed Los Arboles Phase 1A Subdivision – 3900 N. McColl Road **(SPR2013-0002)** SAMES
- c) Proposed Citrus Grove Plaza Phase 1A Subdivision – 4201 Expressway 83 **(SPR2012-0019)** CE
- d) Proposed Golden Suites Subdivision – 4815 N. 10TH Street **(SPR2012-0025)** SE

3) CONSENT:

- a) Main Street Commerce Subdivision; 1300 U.S. Expressway 83 – Rigin Inc., a Texas Corporation **(Revised Final)(SUB2012-0072)** SEC

4) SUBDIVISION PLATS:

- a) Villagio Phase II Subdivision; 1121 Providence Avenue – Alonzo Cantu **(Revised Preliminary)(SUB2012-0076)** M&H
- b) Jackson Meadows, Lot 66A & Lot 66B Subdivision; 2600 S. Jackson Rd.– Esponjas Development, LTD. **(Preliminary)(SUB2013-0012)** QHA
- c) Freedom Newspapers, Lots A1, B1, and C1 Subdivision; 1400 E. Nolana Loop – AIM Media Texas Operating, LLC. **(Preliminary)(SUB2013-0011)** SEC

5) PUBLIC HEARING (to be conducted at 4:00 p.m.)

a) SUBDIVISION PLATS:

- 1. Harvey Plaza Subdivision; 2501 N. 23rd Street – Nicolas Elizondo **(Final)(SUB2012-0075)** TE

b) REZONING:

1. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartment) District: Lot 3, Harb's Addition Subdivision, Hidalgo County, Texas; 1705 Tamarack Avenue. (REZ2012-0053)(TABLED: 01/16/13)
2. Rezone from C-3 (general business) District to R-3A (multifamily residential apartments) District: 1.49 acres out of the west 120 feet of Lot 66 and a 20 foot alley adjacent to the west of Lot 66, Jackson Meadows Subdivision, Hidalgo County, Texas; 1413 East Keeton Avenue. (REZ2013-0001)
3. Rezone from R-1 (single family residential) District to R-3A (multifamily residential apartments) District: Lot 18, Janice Addition #1 Subdivision, and Lot 9, Janice Addition #2 Subdivision, Hidalgo County, Texas; 1107 Tamarack Avenue and 1102 Sycamore Avenue. (REZ2013-0002)
4. Rezone from I-1 (light industrial) District to I-2 (heavy industrial) District: 81.44 acres out of lots 10, 11, and 12, Block 5, Rio Bravo Plantation Company Subdivision, Hidalgo County, Texas; 6800 South 23rd Street. (REZ2013-0003)
5. Rezone from A-O (agricultural-open space) District to C-4 (commercial industrial) District: 4.94 acres out of Lot 25, Block 3, C.E. Hammond's Subdivision, Hidalgo County, Texas; 4601 South 23rd Street (Rear). (REZ2012-0055)

c) CONDITIONAL USE PERMITS:

1. Request of Alonzo Cantu for a Conditional Use Permit, for life of the use, for an associated recreation at 9.186 acres out of Lot 13, Block 278, Texas Mexican Railway Company's Survey, Hidalgo County, Texas; 1121 Providence Avenue.(CUP2013-0004)
2. Request of Marleen's Hall, for a Conditional Use Permit, for one year, for a dancehall at Lot A, Marleen's Centre Subdivision, Hidalgo County, Texas; 124 South Ware Road.(CUP2013-0003)
3. Request of Dagoberto Quintanilla, for a Conditional Use Permit, for one year, for a nightclub at the North 120 feet of the West 237.8 ft. of the West 2.40 acres out of the South ½ of the North ½ of Lot 16 Block 3, C.E. Hammond Subdivision, Hidalgo County, Texas; 2203 South 23rd Street.(CUP2012-0197)
4. Request of Maria C. Hernandez on behalf of Rana's Sports Club, LLC for a Conditional Use Permit, for one year, for a nightclub at Lot 1, Nolana West Subdivision, Hidalgo County, Texas; 2200 Nolana Avenue, Suites 2232 and 2234.(CUP2013-0006)
5. Request of Jose Luis Fuentes, for a Conditional Use Permit, for one year, for a bar at the West 330 feet of the South 198 feet of the North 308.88 feet of Lot 48-9, West Addition to Sharyland Subdivision, Hidalgo County, Texas; 9125 Highway 107, Suite 3.(CUP2013-00019)

6. Request of Samuel Rodriguez, for a Conditional Use Permit, for one year, for a home occupation (office/pet service) at Lot 99, Harvey Terrace #2 Phase 1 & 2 Subdivision, Hidalgo County, Texas; 2704 North 26th Street. **(CUP2013-0018)**
7. Request of Joel L. Ozuna, for a Conditional Use Permit, for one year, for a home occupation (office) at the West 89 feet of Lot 12 and the South ½ of the West 89 feet of Lot 11, Block 17, North McAllen Subdivision, Hidalgo County, Texas; 502 North 11th Street. **(CUP2013-0005)**
8. Request of John W. Ohara, Jr., for a Conditional Use Permit, for one year, for a home occupation (office/delivery service) at the west 79.6 feet of Lot 5 & the East 17.6 feet of Lot 4, Belaire Subdivision, Hidalgo County, Texas; 107 East Jackson Avenue. **(CUP2013-0002)**
9. Request of Jeff G. Stolpa on behalf of Stripes #9644, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, Nolana Terrace Subdivision, Hidalgo County, Texas; 3920 North 23rd Street. **(CUP2013-0009)**
10. Request of Jeff G. Stolpa on behalf of Stripes #2234, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, J. G. Orregon Unit No. 2 Subdivision, Hidalgo County, Texas; 4600 South 23rd Street. **(CUP2013-0015)**
11. Request of Jeff G. Stolpa on behalf Stripes #9641, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lot 1, Cassandra Subdivision, Hidalgo County, Texas; 3618 Pecan Boulevard, Suite A. **(CUP2013-0016)**
12. Request of Jeff G. Stolpa on behalf of Stripes #9632, for a Conditional Use Permit, for life of the use, for a portable building (storage) at the East 200 feet of Lots 1 & 2, and the East 200 feet of the West 100 feet of Lot 3, Block 2, T.H.E. ENTERPRISE Subdivision, Hidalgo County, Texas; 4839 North 10th Street. **(CUP2013-0010)**
13. Request of Jeff G. Stolpa on behalf of Stripes #9104, for a Conditional Use Permit, for life of the use, for a portable building (storage) at 0.80 acres out of Lot 76, R.E. Horn's Addition to McAllen First Suburban Citrus Grove Subdivision, Hidalgo County, Texas; 1520 South Ware Road. **(CUP2013-0012)**
14. Request of Jeff G. Stolpa on behalf of Stripes #7318, for a Conditional Use Permit, for life of the use, for a portable building (storage) at Lots 1 and 2, Block 64, Original Townsite of McAllen Subdivision, Hidalgo County, Texas; 720 South 10th Street. **(CUP2013-0013)**
15. Request of Jeff G. Stolpa on behalf of Stripes #7304, for a Conditional Use Permit, for life of the use, for a portable building (storage) at the North 110.0 feet of the East 150.0 feet of Lot 25, Block 2, C. E. Hammonds Subdivision, Hidalgo County, Texas; 1225 North 23rd Street. **(CUP2013-0014)**
16. Request of Jeff G. Stolpa on behalf of Stripes #9025, for a Conditional Use Permit, for life of the use, for a portable building (storage) at of Lot 1, Lar-Lin Unit No. 2 Subdivision, Hidalgo County, Texas; 721 North McColl Road. **(CUP2013-0011)**

6) DISCUSSION AND POSSIBLE ACTION:

7) INFORMATION ONLY:

- a) City Commission Actions January 28, 2013

ADJOURNMENT:

IF ANY ACCOMMODATIONS FOR A DISABILITY ARE REQUIRED, PLEASE NOTIFY THE PLANNING DEPARTMENT (681-1250) 72 HOURS BEFORE THE MEETING DATE. WITH REGARD TO ANY ITEM, THE PLANNING & ZONING COMMISSION MAY TAKE VARIOUS ACTIONS, INCLUDING BUT NOT LIMITED TO RESCHEDULING AN ITEM IN ITS ENTIRETY OR FOR PARTICULAR ACTION AT A FUTURE DATE OR TIME.